



**Late Observations Sheet
Development Control Committee
28 September 2017 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 28 September 2017

LATE OBSERVATION SHEET

4.1 SE/17/02136/HOUSE 16 Prospect Road, Sevenoaks TN13 3UA

Condition 3 to be replaced by the following condition:

‘No development shall be carried out on the land until details of all roof materials and samples of the slate to be used in the construction of the external surfaces of the rear dormer hereby permitted, have been submitted to and approved in writing by the Council. The development shall not be carried out other than using the approved materials’.

Amendment to Description of Proposal, paragraph 2:

The application proposes the construction of a flat roofed rear dormer window measuring 2.8m wide and 3.8m deep. The height is set to 2.2m. The dormer window is set into the roof and will be constructed using slate cladding and white heritage upvc sash windows. A Velux rooflight would be inserted into the front elevation of the main roof.

Consultations

Addition consultation omitted from Officer Report as follows:

The Conservation Officer has been consulted on the proposals and responded stating ‘No comment’.

The Recommendation remains unchanged.

Officer Note to Members:

It should be noted that the application forms state that whilst the existing roof material comprises concrete interlocking roof tiles, the proposed roof material is described as slate.

The re-roofing of the existing house with slate comprises permitted development and express permission is not required for this work. Condition 3 as set out above requires submission of details of roof materials.

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